

25-3-83 PARKING.

(A) The following parking regulations apply in a traditional neighborhood district:

(1) A parking lot or garage may not be adjacent to a square or adjacent to or opposite a street intersection.

(2) A parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided at the lot line by landscaping or decorative walls or fences.

(3) Compact parking spaces are prohibited.

(4) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The director shall determine the location, number, and dimensions of the off-street loading for a larger building.

(5) Except as approved by the director, parking in alleys is prohibited.

(6) Minimum parking requirements are as follows:

(a) Except as otherwise provided in this subsection, a commercial use must provide one parking space for every 500 square feet of gross building area.

(b) A commercial use parking lot or garage must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.

(c) A condominium, multi-family, group residential, or retirement housing use must provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom.

(d) A townhouse, single-family residential, duplex, group home, or family home use must provide two parking spaces for each dwelling unit.

(e) A convalescent services or congregate living use must provide one parking space for every four beds.

(f) A daycare services, primary educational facilities, or secondary educational facilities use must provide one parking space for each employee.

(g) The director shall determine the parking requirement for any use not listed in this subsection.

(B) The following parking regulations apply in a Neighborhood Center Area:

(1) The required parking for a use may be located anywhere in the Neighborhood Center Area. Community parking facilities are encouraged.

(2) Not more than 125 percent of the required parking for a use may be provided on-site.

(3) A commercial or a multi-family use may apply adjacent on-street parking toward the minimum parking requirements.

(C) In a Mixed Residential Area or Neighborhood Edge Area, the required parking for a use must be provided on-site.